

LAND SUBDIVISION COMMITTEE MEETING
April 4, 2013

Members

Gregg Humphrey

Steve Stewart

Nate Bottom

Lori Williams

Matt McLaughlin

Rick Weber

Brad Bixby

Casey Pratt

Steve Hall

Cyndi Knowles

Paul O'Shea

Kenneth Springs

Dean Graven

Others

Aaron Acree

Mike Ryan

Steve Walker

Observer

Staff

Joe Zeibert

Steve Keenan

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1999-03
CENSUS TRACT # 36.02

NAME OF SUBDIVISION:	Salem Estates – Preliminary Plan
JURISDICTION:	City
DATE OF MEETING:	April 4, 2013
OWNER:	Mike Ryan
ENGINEER:	Martin Engineering
DESCRIPTION:	Pt. NW ¼, Sec. 35, T16N, R6W (Northwest corner of Bradfordton Road and Old Salem Lane)
	<div style="display: flex; justify-content: space-around; align-items: center;"><div>33.8</div><div>Acres</div><div>47</div><div>Lots</div></div>
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Kenneth Springs
2ND BY:	Dean Graven
VOTE:	Unanimous

Steve Walker presented the preliminary plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall provide the lot widths to the nearest foot for all lots. He said the applicant shall add staging of the final plats. Zeibert said the applicant shall submit a draft of the subdivision covenants. He said the applicant shall show the size of the water and the sewer mains. Zeibert said the applicant shall revise note 12 to include the proposed land uses for Lots 66 and 67. He said the applicant shall correct the spelling of homeowners in note 15. Zeibert asked Walker what the purpose of Lot 1000 will be. Walker said it was part of an agreement with the neighbors and it would include some open space. Zeibert said the fence heights along Lot 1000 should be limited in the subdivision covenants to avoid high fences on either side of the narrow green strip.

Kenneth Springs, citizen member, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Steve Stewart, CWLP-Water, said an easement for sewer and water will be required between Lots 50 and 51 that meets the separation requirements.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall provide revised detention calculations. He said the applicant shall fix the two storm sewer arrows pointing in the wrong directions.

Lori Williams, City Traffic Engineer, said the applicant shall change note 8 to reflect the correct street names.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Dean Graven, citizen member, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, had no comments.

Kenneth Springs made a motion to approve the preliminary plan, subject to:

- 1) Providing the lot widths to the nearest foot for all lots;
- 2) Adding the staging of the final plats;
- 3) Submitting a draft of the subdivision covenants;
- 4) Showing the size of the water and the sewer mains;
- 5) Revising note 12 to include the proposed land uses for Lots 66 and 67;
- 6) Correcting the spelling of homeowners in note 15;
- 6) Showing an easement for water and sewer between Lots 50 and 51 that meets separation requirements;
- 7) Submitting detention calculations;
- 8) Fixing the two arrows; and,
- 9) Fixing note 8 to reflect the correct street names.

Dean Graven seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2013-02
CENSUS TRACT # 29

NAME OF SUBDIVISION:	Constitution City Minor Subdivision – Final Plat
JURISDICTION:	City
DATE OF MEETING:	April 4, 2013
OWNER:	LWS Enterprises
ENGINEER:	Martin Engineering
DESCRIPTION:	Part of Lot 13 of White Oaks Business Park, Second Addition – Pt. E ½, W ½, Sec. 13, T15N, R6W (South side of Constitution Drive, east of Cockrell Lane)
	1.915 Acres 2 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Lori Williams
2ND BY:	Kenneth Springs
VOTE:	Unanimous

Steve Walker presented the final plat. He said a commercial land use was proposed for Lot 2.

Joe Zeibert, Regional Planning Commission, said the applicant shall provide subdivision covenants, if needed. He said the applicant shall change the approval block to reference Section 153.179. Zeibert said the applicant shall add a note that access points shall be approved by the City Traffic Engineer. He asked if the trust that is the taxpayer of record is the same entity as LWS Enterprises, to which Walker replied yes. Zeibert said the applicant shall provide a list of officers for LWS Enterprises. He asked if a cross access easement would be needed for the site. Walker said it is an industrial use, a print company. He said there would be little demand for cross access between the printer and another business adjacent to the site. Zeibert asked if each site would have its own access point, to which Walker replied yes.

Kenneth Springs, citizen member, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, said sewer is available and the property is subject to a reimbursement agreement.

Nate Bottom, Office of Public Works, said sidewalks will be required. He said the applicant shall submit detention calculations.

Lori Williams, City Traffic Engineer, said the owner/subdivider information on the plat does not match the owner's certificate. She said a professional land surveyor's seal, original signature and date of signing are required. Williams said the applicant shall add the section, township, range, and principal meridian to the subdivision legal description. She said the applicant shall show two monuments of stone or reinforced concrete at opposite extremities of the property platted. Williams said the applicant shall revise the owner's certificate because no right of way is being conveyed. She said the right of way has already been conveyed. Williams said the applicant shall label the east line of Lot 13 and the dimension between the east line of Lot 13 and the east line of the minor subdivision for a reference.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, had no comments.

Dean Graven, citizen member, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, had no comments.

Lori Williams made a motion to approve the final plat, subject to:

- 1) Providing subdivision covenants, if needed;
- 2) Changing the approval block to reference Section 153.179;
- 3) Adding a note that access points shall be approved by the City Traffic Engineer;
- 4) Providing a list of officers for LWS Enterprises;
- 5) Submitting detention calculations;
- 6) Fixing the owner/subdivider information on the plat so it matches the certificate;
- 7) Adding a land surveyor's original signature and date of signing;
- 8) Adding the section, township, range, and principal meridian to the legal description;
- 9) Showing two monuments of stone or reinforced concrete, as per Public Works;
- 10) Revising the owner's certificate because no right of way is being conveyed; and,
- 11) Labeling the east line of Lot 13 and the dimension between the east line of Lot 13 and the east line of the minor subdivision.

Kenneth Springs seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2012-12

CENSUS TRACT # 39.01

NAME OF SUBDIVISION: Acree Estates County Minor Subdivision – Final Plat

JURISDICTION: County

DATE OF MEETING: April 4, 2013

OWNER: Aaron & Jodi Acree

ENGINEER: Windell Surveying

DESCRIPTION: Pt. SW ¼, NW ¼, Sec. 10, T14N, R4W (East side of Cardinal Hill Road, south of Mottar Road)

7.57 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Casey Pratt

2ND BY: Cyndi Knowles

VOTE: Passed with one no vote

Aaron Acree presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall notarize the school district statement. He said the applicant shall notarize the right of way conveyance. Zeibert said the applicant shall remove the two separate right of way descriptions and have one 50' wide right of way conveyance from the centerline of Cardinal Hill Road to Sangamon County. He said the applicant shall reference the point of beginning for the balance parcel in the legal description and on the face of the plat. Zeibert asked if the geothermal easement was recorded or being platted with this plat. Acree replied it was being added with this plat. Zeibert suggested covenants for the geothermal easement to help reduce future conflicts with the driveway to the house in the back of the property. He said the applicant shall add a note stating no discharge of aeration or septic systems are allowed into the Sangamon County right of way. Zeibert said the applicant shall add a note stating: "In order to allow free access to the private sewage disposal system for maintenance, servicing, or proper operation, the area reserved for a private sewage disposal system shall be maintained so that it is free from trees, driveways, out buildings, swimming pools, parking areas, buried lawn sprinkling systems, underground utilities, patios, slabs, additions to the structure or any other structure." He said the applicant shall add a note stating: "Approval of this final plat by Sangamon County does not constitute a guarantee that a suitable sewage disposal system can be constructed on each lot." Zeibert said the applicant shall add a note stating any new road entrances will need approval of the Sangamon County Highway Department. He said the applicant shall remove the 100' setback line and add a note that all principal structures cannot be constructed within 100' of any other principal structures to meet the fire suppression requirements set forth within the ordinance. Zeibert said the applicant

shall provide page numbers (Sheet 1 of 3, Sheet 2 of 3, etc.) for the plat, the legal description, and the contours. He said the applicant shall fix the right of way conveyance to state the following: "We, the undersigned _____, owners of the real estate shown and described on this plat of subdivision, do hereby convey in fee simple the right of way shown to Sangamon County." Zeibert suggested increasing the page size to ensure all the notes fit on the plat.

Kenneth Springs, citizen member, had no comments.

Casey Pratt, Sangamon County Highway Department, asked the applicant if he is aware that the County Highway Department wants the stone gate and fence removed, to which Acree said yes. Pratt said the stone gate and the fence must be removed prior to the plat being recorded. He said if this will be a problem the applicant will want to request something in writing from the County Highway Department. Pratt said County Highway feels the removal is best prior to recording the plat because this is when the right of way conveyance will occur. Acree said I can do that.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Steve Stewart, CWLP-Water, said the issue of the availability of municipal water has been resolved. He said he was under the impression that the line was 3-4" in size from a water district. Stewart said if it is the South Sangamon Water Commission main going through capacity is not an issue. He said there are no fire hydrants along the entire route. Stewart said it is not fair or appropriate to require fire hydrants for a two-lot subdivision. He said if the South Sangamon Water Commission is going to be allowing water services along the route some consideration for fire protection needs to be made with appropriately spaced hydrants. Stewart said this is an issue that will need addressing if there is going to be additional development along Cardinal Hill Road. Zeibert said when he talked to the Water Commission there was an indication that there is not enough pressure to support a hydrant. Stewart said it is interesting if an 18" water main does not have enough pressure. He said he believed it should be an item of review for development in the area.

Gregg Humphrey, Springfield Metro Sanitary District, said the District objects to development without all utilities in place.

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Administrator, said the zoning was approved at the March 5th County Board meeting.

Dean Graven, citizen member, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Brad Bixby, CWLP-Electric, had no comments.

Casey Pratt made a motion to approve the final plat, subject to:

- 1) Notarizing the school district statement;

- 2) Notarizing the right of way conveyance;
- 3) Fixing the right of way conveyance so there is one 50' conveyance to Sangamon County;
- 4) Referencing the point of beginning for the balance parcel in the legal description and on the face of the plat;
- 5) Adding a note about maintenance of the septic system, wording above;
- 6) Adding a note about suitable sewage disposal systems, wording above;
- 7) Adding a note stating any new road entrances will need approval of the Sangamon County Highway Department;
- 8) Removing the 100' setback line and adding a note that all principal structures cannot be constructed within 100' of any other principal structures to meet the fire suppression requirements set forth within Section 16.14.100.A.3 of the Sangamon County Subdivision Ordinance;
- 9) Providing page numbers; and,
- 10) Fixing the right of way conveyance as suggested.

Cyndi Knowles seconded the motion and the motion passed with Gregg Humphrey voting no.